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The Studio

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## DESIGN AND ACCESS STATEMENT

Proposed development at 5, Flask Walk  
London NW3 1HJ

Our proposal consists in the installation of a new awning, external lights and heaters to the front of the existing shop.

### PREMISES

The property faces Flask Walk, a small pedestrian road in the heart of the Hampstead Conservation Area.

The building is a Grade II listed property and the English Heritage Listing (list entry number 1322188) describes it as follow:

"pair of terraced cottages with later shops, probably originally one house. Early C18, altered. Painted brick front; some weatherboarding retained at rear. Originally timber framed. Tiled roof with dormers. 2 storey and attics. 4 windows. C20 timber shopfront to right, central entrance and 3 sashes to left. 1<sup>st</sup> floor has C20 2-pane flush sashes. Wooden band below parapet. Interiors: not inspected."

### DESIGN

To maximize the usability of the small venue and to give customers the possibility of sitting and waiting in a sheltered area in front of the shop we are proposing to add a new awning, external lights and heaters to the front of property.

The new awning will match some other similar examples already present on the same Flask Walk and will be a full cassette traditional awning with powder coated aluminum frame and cassette. The fabric will be in Teflon coated awning canvas, light grey. It will be screwed to the brickwork above the fascia with nylon rawl plugs and it will extend the whole width of the shop front, from the building corner to the left to the edge of the pillar on the right and to project 1.5m.

The new lights and heaters will be hidden underneath the awning and occupy the portion of wall between the awning and the existing shop front fascia.

A previous application for an awning has been recently submitted and approved by the council (2015/4197/L) and with our application we are proposing to install a slightly longer awning to cover the whole length of the shop area.

We are not proposing any structural alteration.

#### ACCESS

Our proposal will not affect the accessibility to the ground floor shop.

#### CONCLUSIONS

Our proposal will not visibly affect the listed building and the conservation area. The awning will match other similar ones already present along the same Flask Walk and the lights and heaters will be hidden underneath the awning and will be only partially visible from the main street.

We believe the attitude we have taken is sympathetic with the nature of the building, in keeping with precedents in the borough and it will match the criteria set in the council's policies.